



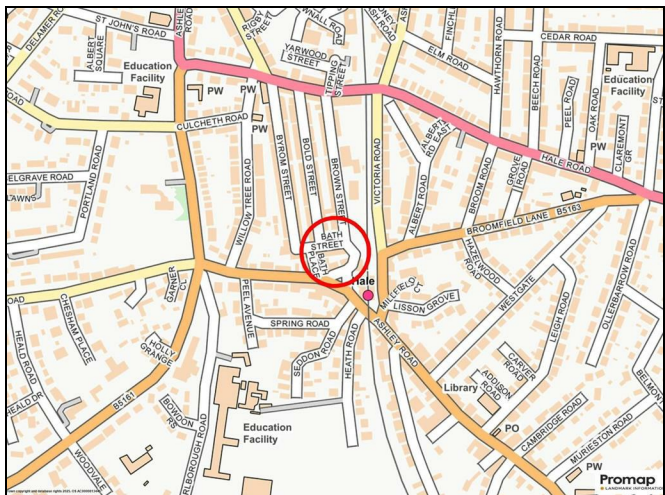
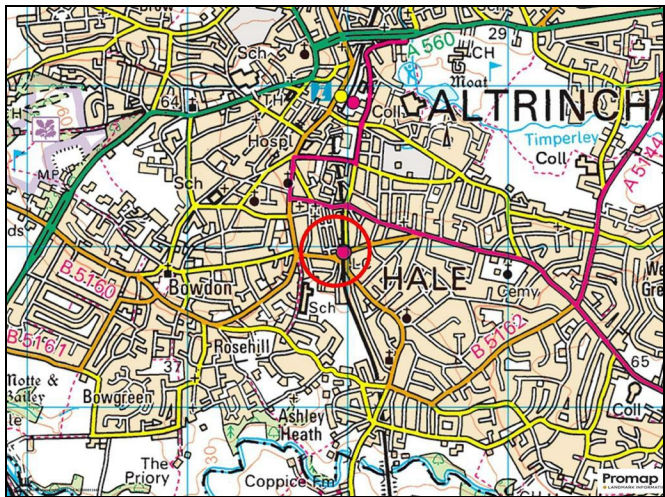
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

24 Bath Street Altrincham, WA14 2EJ



AN APPEALING PERIOD TERRACED WITH SOUTH FACING COURTYARD GARDEN AMONG THE POPULAR 'B STREETS' WITH HALE AND ALTRINCHAM ON THE DOORSTEP. 841sqft.

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Resident Permit Parking. South facing Courtyard Garden.

£415,000

in detail



An appealing Terraced property located among the ever popular 'B Streets' and as such within a moments' walk of Hale Village and with easy reach of Altrincham Town Centre, its facilities and the Metrolink.

The property is immaculately presented throughout and the accommodation extends to 841 sq ft comprising of a Lounge, Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.



Externally the property enjoys a South facing Courtyard Garden and there is an on street Resident Parking scheme.

Comprising:

Panelled and glazed door leading to an Entrance Hall with staircase rising to the First Floor. Doors lead to the Ground Floor Living accommodation.

Lounge with a sash window to the front elevation. There is a built in cupboard to one side of the chimney breast recess. Coved ceiling.

Dining Room with sash windows to the rear elevation. There are built in cupboards to either side of the chimney breast recess. Coved ceiling.



An opening leads to the Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring gas hob and extractor fan over, dishwasher, fridge and freezer with space and plumbing for a washing machine. There are windows to the side and rear elevations enjoying views over the Courtyard Garden and a door provides access to the same. A door provides access to useful under stairs storage.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Loft access point.

Bedroom One is an excellent size Double Bedroom with a window to the front elevation. Along one wall there are built in cupboards and wardrobes providing ample hanging and storage space. Coved ceiling.

Bedroom Two is another Double Bedroom with a sash window to the rear elevation enjoying views over the Courtyard Garden. There is built in storage and shelving to either side of the chimney breast recess.

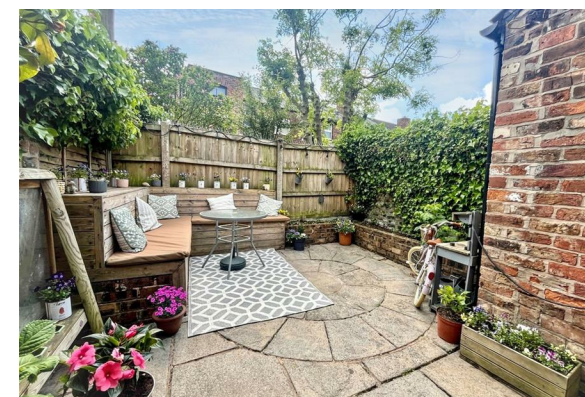
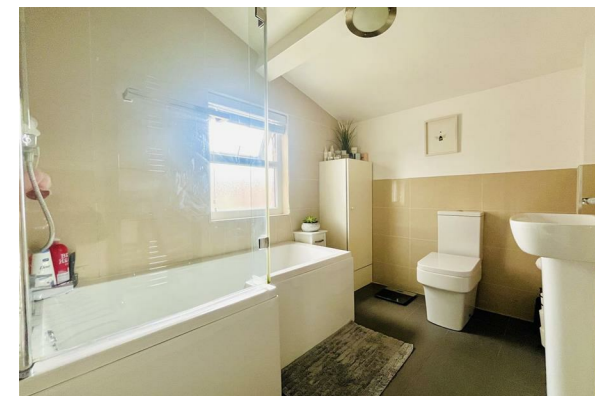
The Bedrooms are served by a Family Bathroom, recently refitted with a contemporary white suite with chrome fittings, comprising of a bath with thermostatic shower over, with dual shower attachments and glazed screen, wash hand basin and WC. Window to the side elevation. Built in cupboard housing the gas central heating boiler. Part tiled walls. Tiled floor.

Externally the property enjoys a low maintenance Garden, retained from the road by wall of brick walling and hedging and there is a Residents Permit Parking scheme in place.



To the rear there is an attractive Courtyard Garden which is paved in its entirety for ease of maintenance with built in seating and well stocked borders with a variety of plants, shrubs and trees. The Garden is enclosed within timber fencing and brick walling and enjoys a South facing and therefore sunny aspect.

- Freehold - - Council Tax Band C



Approx Gross Floor Area = 841 Sq. Feet
= 77.96 Sq. Metres

